

State of Idaho

Capitol Mall Master Plan

and

*Courthouse Building
Remodel Planning*



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Credits

State of Idaho

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17	590 Washington

Introduction

Dynamic Document

The Capitol Mall Master Plan is an inventory and assessment of Capitol Mall facilities and properties as well as a short and long range planning tool. It has been developed to evaluate Capitol Mall buildings and infrastructure, to analyze present and projected user agency needs, and to serve as a planning framework for future capital improvements and property acquisitions. The project has been propelled by a number of factors including the following:

- The need for current and comprehensive facility and property data.
- The ongoing need for additional and / or reconfigured agency floor space.
- The need for Capitol Mall traffic, pedestrian, and parking improvements.
- The state's acquisition of the Ada County Courthouse Building.

Most importantly, the Master Plan is intended to be a "dynamic" document, able to be easily modified, refined, and updated over time. It is essentially an electronic database of building and user agency information in text, numerical, and graphic form. The information will be an invaluable resource in future space planning, capitol improvement planning, and in the development of each agency's 5 year facility needs plan.

Mall History

In 1905, fifteen years after Idaho became the 43rd state, the Idaho State Legislature created a Capitol Building Commission to acquire a site for and oversee construction of a new State Capitol Building. Construction on the building began in 1905 and continued over a 15 year period. Since that time, as the needs of state government have grown, additional properties have been acquired and facilities built in what has come to be known as Capitol Mall.

Most of the original buildings used by state government, located east of the statehouse between State Street and Jefferson, have since been replaced with newer structures built following completion of the Idaho State Capitol Plan in 1969. This plan was produced by a consortium of leading architectural firms and established the framework for Capitol Mall as it exists today. Capitol Mall presently includes properties on 20 city blocks. Of the 19 state owned Capitol Mall buildings, 15 are currently in use by the state and 17 are included in this study. These buildings account for nearly one million rentable square feet of floor area.

Planning Process

The Master Planning Team, headed by Leatham-Krohn-Van Ocker, Architects, was retained by the State of Idaho in August of 1999 and began work on Part I of the project shortly thereafter. Part I involved collecting and compiling existing data on all Capitol Mall facilities and agencies in order to precisely define the required scope of the balance of the project. Parts II and III of the project were begun simultaneously in November. Part II involved investigating a broad range of development options for the County Courthouse property and Part III consisted of comprehensive land use and facility space planning for the balance of Capitol Mall properties and facilities.

Supplemental information about Capitol Mall facilities and user agencies was obtained through the use of questionnaires and follow up interviews with departmental representatives. Building plans were generated in electronic format and space utilization was documented and evaluated. Parking throughout the Mall area was assessed, as were a number of planning and urban design issues. Land use, facility, and capital improvement recommendations were formulated in the Spring of 2000, and refined and revised in meetings with Department of Administration personnel and State government leadership.



State Capitol



Alexander House

Executive Summary

Master Plan

The Capitol Mall Master Plan is both a planning document and facility database. Its purpose is to assess current conditions, project future needs, and chart a course of both short and long term action. As a facility database, Capitol Mall Master Plan is an invaluable planning tool that can be used to aid decision making relative to facilities, space utilization, and capital improvements. Furthermore, given the electronic nature of the database, the information can be easily modified and updated over time. The Capitol Mall Master Plan consolidates facility and user agency information that was heretofore located in a multitude of different areas. The Capitol Mall Master Plan may also serve as a model for the creation of a State-wide Facilities Master Plan at some point in the future.

Project Goals

There are five all encompassing goals for the Capitol Mall Master Plan project. The first goal is to assure the continued viability of Capitol Mall as the administrative center of Idaho State Government. This goal suggests the long term need for adequate land for future facilities, and adequate parking and infrastructure to support those facilities. The second goal is to promote the efficient and effective use of Capitol Mall properties and facilities. Here the importance of wise and fiscally responsible facility and property management is underscored. The third goal is to create an improved sense of Capitol Mall identity and cohesiveness. This goal points to the integral and essential place of departments and agencies in the proper functioning of State government. The fourth goal is to improve accessibility to and circulation between Capitol Mall facilities. Here the importance of State government's accessibility to the public and its cooperative and interdependent nature is recognized. The fifth and last goal is to develop Capitol Mall facility documentation, assessment, and planning tools. This goal reiterates the State's commitment to prudent facility planning and ongoing public accountability.

Capitol Mall

Capitol Mall is a group of State owned facilities and properties on the northeastern edge of downtown Boise. These buildings and grounds are situated on twenty different city blocks. Most of the properties are located to the east of the State Capitol Building north and south of State Street. The most remote facilities are three along Main Street and one at the corner of Jefferson and 9th. The visual and functional spine of Capitol Mall is State Street. State Street also carries one of the highest volumes of car and truck traffic in the Capitol Mall area. This presents a serious safety hazard for pedestrians, particularly those moving between the Statehouse and the Joe R. Williams and Len B. Jordan Buildings. State Street is also located within just a few feet from the rear of the State Capitol Building. The proximity of the Statehouse to a public street and curbside parking presents yet another type of security concern.



Capitol Mall



County Courthouse

Buildings and Parking

Capitol Mall consists of 19 State owned buildings and 24 State owned surface parking lots. The oldest buildings date to the turn of the 20th Century and the most recent to the late nineteen seventies and early nineteen eighties. Capitol Mall facilities include fourteen buildings housing the State's constitutional officers, their staffs, and departments and agencies representing all three branches of State government; four buildings owned but not currently used by the State; and one parking garage. The fourteen buildings currently used by State departments and agencies account for over 700,000 square feet of useable floor area, nearly 875,000 square feet of rentable floor area, and almost 1,000,000 square feet of gross floor area. Most buildings are at or over capacity. Capitol Mall's one multi-level parking garage has 567 parking spaces. When added to the State's in-use owned and leased surface lots, there are 1,526 off-street parking spaces available for staff and visitor use. The present ratio of parking spaces to floor area and the ratio of parking spaces to the number of FTES greatly exceeds municipal and industry standards.

Capital Improvements

Capitol Mall facilities offer limited room for either internal growth or personnel relocations. Internal growth may account for as many as 113 additional FTES in Capitol Mall facilities by 2005, and as many as 370 by 2010. In addition, there are a number of agencies that presently lease space in the Boise area; many primarily due to lack of space in Capitol Mall facilities. A number of these agencies, divisions, or bureaus should, for reasons of efficiency, economy, or both, be back on Capitol Mall. The need for additional space is compounded when the potential impacts of the possible Capitol Building Renovation Project are considered. To address these space needs, short, mid, and long term capital improvements are proposed. Short term improvements include the renovation and expansion of the County Courthouse building, a new parking structure on Washington Street, and Phase 1 of a plan to convert a portion of State Street to a pedestrian concourse. Short term cost projections are estimated at approximately 24 million dollars. Mid term improvements include either a new office tower on the north side of the Pete T. Cenarrusa Building or a new low-rise office building on the State Library Block, and Phase 2 of the pedestrian concourse development. Mid term cost projections are estimated between 11 and 17 million dollars. Long term capital improvement options include multi-use development at the east and west ends of Capitol Mall.

County Courthouse

The County Courthouse Building was purchased by the State of Idaho at the end of 1999. The historic 1939 Works Progress Administration building provides the State with the opportunity to address future space needs, develop additional meeting, conference and reception spaces, and put to State use what had been an island of county government within Capitol Mall. The renovation and expansion plan calls for a four story plus basement addition on the north side of the building facing State Street. This addition will result in a much improved State Street facade and major entrance, allow the development of better vertical circulation and handicap accessibility within the building, and facilitate construction of a below grade connection to the Capitol Mall tunnel system. Very long term, the opportunity exists to develop two additional freestanding buildings on the south side of the existing structure.



Capitol Mall Improvements



*County Courthouse Expansion Concept
View from State Street*

Master Plan Goals and Objectives

Goal I

Assure the continued viability of Capitol Mall as the administrative center of Idaho State Government.

Objectives

- Identify potential development sites within the Capitol Mall area to provide land for both short and long term projected facility space needs.
- Develop new facilities and remodel existing facilities to allow for maximum functional flexibility and potential use by a variety of State agencies.
- Provide adequate off street parking in conjunction with any and all new Capitol Mall office space development.
- Upgrade antiquated and inefficient infrastructure and utility systems and make provisions for new technologies.

Goal II

Promote the efficient and effective use of Capitol Mall property and facilities.

Objectives

- Preserve larger tracts of developable land for major, large scale and/or long term development needs.
- Equitably allocate Capitol Mall space to departments and agencies through the use of standardized procedures and formulas.
- Locate agencies in State owned Capitol Mall space in lieu of leased space when both functionally appropriate and economically advantageous to the State and the specific agency.
- Minimize duplication of facility common space and amenities by grouping or co-locating agencies and departments with like or compatible missions.

Goal III

Create an improved sense of Capitol Mall identity and cohesiveness.

Objectives

- Encourage further development within and discourage future development beyond specifically defined Capitol Mall boundaries.
- Reinforce the concept of "mall" or "concourse" along State Street.
- Develop new buildings to relate functionally as well as aesthetically to both existing and proposed Capitol Mall structures.
- Standardize and enhance urban design features and landscape treatment within the mall area.

Goal IV

Improve accessibility to and circulation between Capitol Mall facilities.

Objectives

- Decrease the ratio of the number of off-street parking spaces to the number of Capitol Mall employees, and the ratio of the number of off-street parking spaces to the amount of Capitol Mall useable floor area.
- Increase the availability of conveniently located off-street short and long term visitor parking.
- Enhance and expand both above and below grade pedestrian linkages between Capitol Mall facilities.
- Minimize vehicular traffic and related congestion and pedestrian safety problems on State Street

Goal V

Develop Capitol Mall facility documentation, assessment, and planning tools.

Objectives

- Develop base line data on all Capitol Mall facilities and agencies.
- Create standardized facility assessment and planning tools and methodologies in easy to use electronic format.
- Use baseline data and developed methodologies to help identify facility needs and plan for agency and department change and growth.
- Utilize facility assessment and planning tools as a framework for the development of a comprehensive, fully computerized statewide facility database.



State Street Looking West

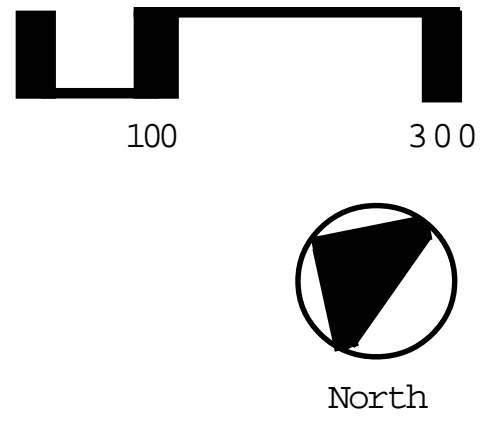


State Capitol Looking North



*State Capitol and Capitol Mall
Looking East*

Capitol Mall Existing Conditions



- Legend
- Existing State Owned Facility
 - Existing State Owned Land
 - Existing State Owned Parking Lot
 - Existing State Leased Parking Lot
 - Facility Not Currently in Use by State

Existing Facilities

- 1 State Capitol Building
- 2 Joe R. Williams Building
- 3 Len B. Jordan Building
- 4 State Parking Garage
- 5 Pete T. Cenarrusa Building
- 6 Division of Public Works Building
- 7 Comm. for the Blind Building
- 8 Alexander House
- 9 954 Jefferson Building
- 10 County Courthouse Building
- 11 Supreme Court Building
- 12 State Library Building
- 13 Industrial Administration Building
- 14 3rd Street Annex Building
- 15 Assay Office
- * 16 Capitol Park Plaza Building
- * 17 590 Washington Building
- * 18 800 W. State Building **
- * 19 512 W. Bannock Building **

Existing Parking

- P1 8th and State
- P2 Joe R. Williams
- P3a Len B. Jordan
- P3b 7th and Washington
- P3c 6th and Washington
- P4 State Parking Garage
- P5 Pete T. Cenarrusa
- P6 Division of Public Works
- P7a Commission for the Blind
- P7b 3rd and Washington
- P8 Alexander House
- P9a 10th and Jefferson
- P9b 10th and Bannock
- P10 County Courthouse
- P11 Supreme Court
- P12 State Library
- P13a Industrial Administration
- P13b 4th and Bannock
- P14a Annex / Job Service
- P14b Annex / Idaho Power
- P15 Assay Office
- * P16 Capitol Park Plaza
- * P17 590 Washington
- * P18 800 W. State **
- * P19 512 W. Bannock **

* Department of Lands Endowment Fund Property
** Facility not included in this study